

Regional Planning Committee Summary Minutes

Joseph P. Bort MetroCenter – Auditorium

101 8th Street, Oakland, California

April 6, 2011

Members Present:

Susan Adams, Supervisor, County of Marin, ABAG Vice President
Patricia Boyle, Bay Area League of Women Voters
Ronit Bryant, Councilmember, City of Mountain View
Paul Campos, Sr. Vice President of Government Affairs, BIA Bay Area
Dave Cortese, Supervisor, County of Santa Clara/RPC Chair
Pat Eklund, Councilmember, City of Novato
Rose Jacobs Gibson, Supervisor, County of San Mateo/ABAG Immediate Past President
Mark Green, Mayor, City of Union City/ABAG President
John Holtzclaw, Sierra Club
Jennifer Hosterman, Mayor, City of Pleasanton
Nancy Kirshner-Rodriguez, Director of Government Affairs, City of San Francisco
Charlie Knox, Director of Public Works & Community Development, City of Benicia
Mark Landman, Councilmember, City of Cotati
Jeremy Madsen, Executive Director, Greenbelt Alliance
Connie Galambos Malloy, Director of Programs, Urban Habitat
Andrew Michael, Bay Area Council
Nate Miley, Supervisor, County of Alameda
Anu Natarajan, Councilmember, City of Fremont
Julie Pierce, Vice Mayor, City of Clayton
Harry Price, Mayor, City of Fairfield
A. Sepi Richardson, Councilmember, City of Brisbane/RPC Vice Chair
Mark Ross, Councilmember, City of Martinez
Pixie Hayward Schickele, California Teachers Association
Linda Seifert, Supervisor, County of Solano
Carol Severin, EBRPD Board of Directors
Jim Sperling, Supervisor, Solano County
Egon Terplan, Regional Planning Director, SPUR
Gayle Uilkema, Supervisor, Contra Costa County
Beth Walukas, Alameda County Transportation Commission

Members Absent:

Shiloh Ballard, Silicon Valley Leadership Group
Andy Barnes, Policy Chair, Urban Land Institute
Valerie Brown, Supervisor, County of Sonoma
Diane Dillon, Supervisor, County of Napa
Scott Haggerty, Supervisor, County of Alameda
Janet Kennedy, Councilmember, City of Martinez
Ross Mirkarimi, Supervisor, City and County of San Francisco
Nancy Nadel, Councilmember, City of Oakland

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Staff Present:

Ken Kirkey, ABAG Planning Director

Dayle Farina, ABAG Administrative Assistant

1. Call to Order/Introductions

- Chair Cortese called the meeting to order at 1:12 PM.
- Chair Cortese introduced new members Councilmember Anu Natarajan, Fremont; Councilmember Mark Landman, Cotati; and Paul Campos, Sr. Vice President of Government Affairs, Building Industry Association Bay Area

2. Public Comment

3. Approval of Minutes for February 2, 2011 Meeting.

Approval of the minutes was moved by Committee Member Eklund and seconded.

Minutes of February 2, 2011, were approved as corrected.

4. Oral Reports/Comments

A. Committee Members

Chair Cortese brought to the attention of the Committee Members the annual ABAG Growing Smarter Together Awards and the details involved in the application process. He encouraged the members of the Committee to promote the awards. Ongoing reminders of these awards will continue frequently during the year.

Committee Member Eklund brought to the attention of the Committee Members AB 1103, which was recently introduced by Assembly Member Jared Huffman. This bill addresses densities, foreclosed units, and sustainable communities. Given the timeliness of this bill in relation to the Sustainable Communities Strategy, Committee Member Eklund would like to bring this housing legislation to this Committee for discussion at the next meeting. Ms. Eklund would like to discuss possible inclusion of other components to the bill. It is understood that the ABAG Legislative and Government Committee will also be discussing this matter at their next meeting. Ms. Eklund provided copies of the press release on the legislation to the Committee Members.

B. Staff

Ken Kirkey, ABAG Planning Director, announced the Seismic Risk Mitigation Leadership Forum on May 2-3 in San Francisco. Mr. Kirkey described the forum's subject matter as in keeping with the Committee's work on Regional Recovery Planning and Mitigation. He encouraged the Committee Members to consider attending this free event.

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Mr. Kirkey also encouraged attendance at the ABAG General Assembly on April 14th at the Oakland Marriott.

5. ACTION: Priority Development Areas submitted by the City of Santa Clara

Ken Kirkey, ABAG Planning Director, presented information on and sought committee approval of two new Priority Development Areas (PDAs) submitted by the City of Santa Clara.

Committee Member Madsen commented that he was underwhelmed with the amount of housing encompassed in the Station Area Plan for one of the proposed PDAs.

Committee Member Terplan stated that he sees this area as a great opportunity for additional housing as well as additional employment related to the planned transit station.

Mr. Terplan asked if there is a minimum density level of residential units in order to be considered for a PDA.

Mr. Kirkey stated there was not. He described the criteria for the PDAs as 1) existing or planned transit service (there is a minimum transit threshold) and 2) infill areas (cannot be greenfield areas) with either an existing neighborhood-level plan for housing in a mixed-use context (Planned PDAs) or a vision to develop such a plan (Potential PDAs).

Committee Member Green stated that it may be helpful to include the number of existing residential units within a proposed PDA as part of the application materials.

Committee Member Pierce commended the effort to bring housing closer to employment after which she moved the item be approved.

Committee Member Terplan agreed with Committee Member Pierce that the effort is definitely worthy of approval, but also wanted to raise the point that jobs are needed closer to the rail station. A lot of the jobs are more than a mile away from Caltrain.

Mr. Kirkey mentioned that, for the ABAG Executive Board meeting, more information will be available about what housing already exists in these areas. He said that it was his understanding that Santa Clara has an inclusionary policy and that would be clarified as well.

Committee Member Spring agreed that higher density should get more points toward funding, but wanted to emphasize that these are really good planning efforts and the Committee should send the right message by approving these applications.

The motion passed with request to have the questions raised to the ABAG Executive Board.

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6. INFORMATION: Grand Boulevard Economic and Housing Opportunities Assessment (ECHO) Report

Dena Belzer, President of Strategic Economics, presented findings from the recently completed Economic and Housing Opportunities Assessment Final Report developed for the Grand Boulevard Initiative (El Camino Real) Task Force.

Committee Member Hosterman suggested that when zoning for retail, they consider how walkable the areas will be if the retail closes at 5:00 pm. Ms. Hosterman's suggestion included inviting retail to remain open into the evening hours.

Committee Member Campos asked if the fiscal analysis on revenue with respect to property tax generation refers to gross or net amount to the cities.

Ms. Belzer responded that the analysis referred to the gross amount. She qualified this by referring back to the presentation where it shows that four case studies will be done to reflect real numbers with breakdowns to what the actual net change would be.

Mr. Campos suggested looking at some recently entitled projects to see what fees would be assessed. He added that looking at individual projects would be beneficial because often the numbers work out differently.

Committee Member Holtzclaw asked if the Tiger II Grant allows for community planning processes in these areas.

Ms. Belzer responded that there will be community outreach; however, there will not be traditional planning studies.

Committee Member Natarajan commented that in the next phase of work it would be useful to identify opportunity sites outside the corridor area and quantify that as a percentage of the overall available land compared with the percentage of land within the corridor. Given that we can only expect a certain level of development activity over the years, a key challenge for the Grand Boulevard effort will be how to direct the growth to the corridor through policy and incentives and prevent the growth from bleeding outside.

Committee Member Terplan asked if the study looked closely at the areas east of El Camino where most of the employment is located.

Ms. Belzer responded that they have mapped the areas where the concentration of employment is located with the purpose of getting housing as close to jobs as possible and finding out the jobs/housing imbalance.

Mr. Terplan also asked what the thinking is with this project as it relates to Caltrain's future.

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Ms. Belzer stated that she was not an expert on this subject, but that her understanding was that a tax to cover the expense of transit is being considered.

Committee Member Severin asked if green space is being considered along this corridor.

Ms. Belzer responded that the study was not incorporating this level of detail at the moment.

7. INFORMATION: Initial Vision Scenario for the Sustainable Communities Strategy (SCS)

Ken Kirkey, ABAG Planning Director, and Lisa Klein, MTC Senior Transportation Planner, presented information on the next steps of the SCS Initial Vision Scenario.

Committee Member Eklund asked when the revised employment numbers will be released and will it be in time to be included in the discussion prior to the mid-May cutoff time.

Mr. Kirkey responded that the numbers provided are from the forecast and the total will remain the same. However, in the Alternative Scenarios there will be alternative approaches for the allocation of jobs. This information will not be available before mid-May.

Ms. Eklund also asked when discussions about non-transportation funding would commence.

Mr. Kirkey commented that there is a proposal for a block grant that would support growth identified as part of the SCS that will be presented to the MTC Planning/ABAG Admin. Committee in May/June.

Committee Member Spering commented that there should be a classification of money for counties that are preserving open space and agriculture. Mr. Spering added that there should be a strategy for the rural counties to follow the same principles being set forth in the SCS and money set aside for which said counties can compete.

Committee Member Madsen commented that the green space concept is critical. Mr. Madsen asked for more detail relative to the 97 percent of growth that would be within the existing urban growth boundaries and existing city limits.

Mr. Kirkey responded that there are areas which are currently undeveloped but within established urban growth boundaries where development would occur based upon the land development pattern identified in the Initial Vision Scenario.

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Mr. Madsen promoted the tool on the website www.youchoosebayarea.org to help users understand the different consequences of growth decisions. Public workshops will be held on this around the region.

Mr. Kirkey closed by encouraging the Committee Members to promote the public workshops. These public workshops were sponsored by MTC & ABAG in coordination with the You Choose Bay Area effort and will be followed by an additional series of workshops developed and sponsored by MTC/ABAG later in the year, related to the release of Alternative Scenarios.

Chair Cortese commended ABAG & MTC Staff for their efforts in promoting the Initial Vision Scenario to the elected officials as well as the public.

Committee Member Pierce asked how the information about the meetings is getting out to the general public.

Committee Member Madsen responded that the information is available on the websites of Greenbelt Alliance, Silicon Valley Community Foundation, and other community foundations. He recommended talking after the meeting about this.

Mr. Kirkey stated that MTC and ABAG would like to know about anyone being missed as well.

Committee Member Eklund recommended that the public information sessions be scheduled earlier in the next round.

Committee Member Terplan would like to see the information put up on a map that is more than just Place Types. Mr. Terplan added that he would like to see how transportation fits into this process. PDAs are an important framework for transportation as well as land use dollars.

Committee Member Campos commented that he has received feedback about the online tool not being as objective as the builders would like to see.

ADJOURN:

Chair Cortese adjourned the meeting at 3:09 p.m. The next meeting is scheduled on June 1, 2011

Submitted by:

Dayle Farina

Administrative Assistant